



ATTACHMENT 4

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## BELLETERRE HOMES

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December 9, 2004

Project Location/Description: 775 Wolfe Road  
Sunnyvale, CA

775 Wolfe Road, a proposed single-family residential project, is designed to include eight 2-story homes that share a private road. The design emphasizes high quality, varied architecture with two floor plans each with two elevation styles.

The site is currently a vacant lot. It is fenced from the street by a six-foot wooden fence, and has lain vacant for the last forty years.

The main design intent of this project is to create an eight-unit project which retains an overall human scale and focus. By orienting the homes to the private road, a sense of community has been created where the only sounds will be of people walking home, or your neighbors enjoying their patios and balconies. Private, useable rear yards are also provided, and front yard landscaping has been designed to coordinate throughout the project.

The building facades will be faceted and staggered to create visual breaks. Colors and finishes will be coordinated between the buildings, hardscapes and landscape planting materials. Front and rear elevations incorporate setbacks between the first and second floors, reducing the mass while enhancing the street-scape.

This project acts as a transition from high-density multi-family (R-3) to low-density single family (R-1) uses on each side. The adjoining single family home is a single story building, while the apartment buildings to the east and north of the site are two-story structures.

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**SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS**

The Municipal Code states that at least one of the following two justifications must be met before granting the Special Development Permit. Illustrating how your project meets each of the below criteria will assist the City in reviewing your proposal. Use this sheet or a separate sheet of paper to show how the proposed use:

- 1) attains the objectives and purposes of the General Plan of the City of Sunnyvale,

The property owner/developer is requesting a new zoning of R-2/PD from the current zoning district of R-3. This would allow a development of eight homes to be built on the site. The new R-2 zoning would be a transition between the R-3 zoning on parcels to the North and West; and the R-1 zoning on the parcels to the South and East.

The character of the proposed development complements the character of the existing neighborhood.

Diversified building forms, setback and architecture, varied-stepped massing provide high quality design with two floor plans, two elevations each and four proposed color schemes resulting in variety and interest preserving and protecting an attractive community.

or --

- 2) ensures that the general appearance of the proposed structures, or uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, the adjacent properties.

Acting as a transition, the proposed project enhances the community character, does not impair or interfere with the use of the adjacent properties as it is composed of high quality design.

The proposed project is compatible and complementary to the existing residential use of the adjacent properties.

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

**ATTACHMENT J**

**PLANNING COMMISSION DRAFT MINUTES OF 01/24/05**